

HOMER CITY COUNCIL  
491 E. PIONEER AVENUE  
HOMER, ALASKA  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)



**SPECIAL MEETING**  
**6:00 P.M. MONDAY**  
**JUNE 29, 2015**  
**COWLES COUNCIL CHAMBERS**

MAYOR BETH WYTHE  
COUNCIL MEMBER FRANCIE ROBERTS  
COUNCIL MEMBER DAVID LEWIS  
COUNCIL MEMBER BRYAN ZAK  
COUNCIL MEMBER BEAUREGARD BURGESS  
COUNCIL MEMBER GUS VAN DYKE  
COUNCIL MEMBER CATRIONA REYNOLDS  
CITY ATTORNEY THOMAS KLINKNER  
CITY MANAGER KATIE KOESTER  
CITY CLERK JO JOHNSON

### **SPECIAL MEETING AGENDA**

**Worksession 4:00 p.m. and Committee of the Whole 5:00 p.m. in Homer City Hall Cowles Council Chambers.**

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE**

Department Heads may be called upon from time to time to participate via teleconference.

**2. AGENDA APPROVAL**

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

**3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

**4. RECONSIDERATION**

**5. CONSENT AGENDA**

(Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

A. Homer City Council unapproved Special meeting minutes of June 15, 2015. City Clerk. Recommend adoption.

B. **Memorandum 15-101**, from Deputy City Clerk, Re: Liquor License Transfer and Application for Best Western Bidarka Inn/Otter Room.

- C. **Ordinance 15-20**, An Ordinance of the City Council of Homer, Alaska, Accepting and Appropriating an Alaska Department of Environmental Conservation Municipal Matching Grant in the Amount of \$1,922,577 and Authorizing a 30% Matching Requirement From the Homer Accelerated Water And Sewer Fund (HAWSP) in the Amount of \$576,773.10 for the Purpose of Completing the Water Distribution/Storage Improvement Project and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommended dates: Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015. (Postponed from June 15, 2015.)

- D. **Ordinance 15-23**, An Ordinance of the Homer City Council Amending Homer City Code 21.40.070, Requirements, Regarding Standards for Impervious Coverage in the Bridge Creek Watershed Protection District. Planning. Recommended dates: Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015.

Memorandum 15-100 from City Planner as backup.

- E. **Ordinance 15-24**, An Ordinance of the Homer City Council Enacting HCC 2.52.080, Correctional Officer Qualifications, Regarding the Qualification and Certification of City Correctional Officers. City Manager. Recommended dates: Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015.

Memorandum 15-090 from Police Chief as backup.

- F. **Ordinance 15-25**, An Ordinance of the City Council of Homer, Alaska, Re-Appropriating the 2003 Allocation From the Alaska Department of Community and Economic Development as Fisheries Revitalization Aid for the Purpose of Refurbishing a Fish Dock Crane. City Manager/Port and Harbor Director. Recommended dates: Introduction June 29, 2015, Public Hearing and Second Reading July 27, 2015.

Memorandum 15-089 from Port and Harbor Director as backup.

- G. **Resolution 15-052**, A Resolution of the City Council of Homer, Alaska, Approving and Accepting the Renewal of the Special Services Contract for FY 2016 with the Alaska Department of Public Safety in the Amount of \$36,000.00 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Police Chief. Recommend adoption.

Memorandum 15-093 from Police Chief as backup.

- H. **Resolution 15-053**, A Resolution of the Homer City Council Awarding the Contract for the Refurbishment of Homer Fire Department Apparatus Tanker 2 to U.S. Fire Equipment LLC of Sumner, Washington, in the Amount of \$154,375.01 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Fire Chief. Recommend adoption.

Memorandum 15-094 from Fire Chief as backup.

- I. **Resolution 15-054**, A Resolution of the City Council of Homer, Alaska, Authorizing Lease Negotiations for Lot 19 on the Homer Spit Between the City and Jose Ramos, dba Harbor Grill, and Finding That Awarding a New Lease to the Current Lessee Without a Competitive Bidding Process is in the Public Interest. City Manager. Recommend adoption.

Memorandum 15-096 from Lease Committee as backup.

- J. **Resolution 15-055**, A Resolution of the City Council of Homer, Alaska, Directing the Administration to Issue a Request for Proposals for Janitorial Services. City Manager. Recommend adoption.

Memorandum 15-103 from City Manager as backup.

**6. VISITORS**

**7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS**

- A. **Mayor's Proclamation**, July as Parks and Recreation Month

- B. Borough Report

- C. Commissions/Board Reports:

1. Library Advisory Board
2. Homer Advisory Planning Commission
  - a. Minutes of June 3, 2015
3. Economic Development Advisory Commission

- a. Memorandum 15-097 from Deputy City Clerk, Re: Recommendation Regarding Affordable Housing
  - b. Memorandum 15-099 from Deputy City Clerk, Re: Recommendation Regarding Special Assessment Districts Levy of Assessment After Subdivision
4. Parks and Recreation Advisory Commission
  5. Port and Harbor Advisory Commission
  6. Cannabis Advisory Commission

## 8. PUBLIC HEARING(S)

- A. **Ordinance 15-18(S)**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Capital Budget by Appropriating ~~\$613,000~~ **\$621,500** From the General Fund Fund Balance to the Public Safety Building Project Account to Fund the New Public Safety Building to 35% Design. Mayor. Introduction May 26, 2015, Postponed to June 29, 2015 for Public Hearing and Second Reading.

Memorandum 15-074 from City Manager as backup.

- B. **Ordinance 15-19**, An Ordinance of the Homer City Council, Amending Homer City Code Chapter 9.16 to Revise HCC 9.16.040, HCC 9.16.100, and Add HCC 9.16.110 Repealing the Seasonal Sales Tax Exemption as Applied to Certain Categories of Nonprepared Foods, Including But Not Limited to Cakes, Cookies, Ice Cream, Candy, Chips, and Frozen Pizzas. Lewis. Introduction June 15, 2015, Public Hearing and Second Reading June 29, 2015.
- C. **Ordinance 15-21**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Operating Budget by Appropriating \$277,335.45 to Pay for Homer Natural Gas Special Assessment District Assessments of 85 City Lots From Various City Reserve Funds. City Manager. Introduction June 15, 2015, Public Hearing and Second Reading June 29, 2015.
- D. **Ordinance 15-22**, An Ordinance of the City Council of Homer, Alaska, Declaring That Lillian Walli Estates Subdivision Lots 57-60, 65-67, and 70 No Longer Need to Be Retained For a Public Purpose as No Public Need Exists For Retaining the Property and Releasing HM0880016 T06S R14W S24 Lillian Walli Estate Sub Lot 60, 65, 66, 67, 70, 57,

58, 59 For Sale Subject to Land Disposal Proceedings Under the Homer City Code. City Manager. Introduction June 15, 2015, Public Hearing and Second Reading June 29, 2015.

**Ordinance 15-22(S)**, An Ordinance of the Homer City Council Determining That a Public Purpose Does Not Exist for Lots 57, 58, 59, 60, 65, 66, 67 and 70, Lillian Walli Estate, and Authorizing Their Sale. City Manager.

**9. ORDINANCE(S)**

**10. CITY MANAGER'S REPORT**

A. City Manager's Report

1. Memorandum 15-107 from City Manager, Re: Budget Work Session follow-up.
  - a. Memorandum 15-108 from Library Director as backup.
2. Memorandum 15-104 from Assistant City Manager, Re: Budget Issues Survey.
3. Memorandum 15-106 from Planning Commission, Re: Recommendation on Waddell Way.

**11. CITY ATTORNEY REPORT**

**12. COMMITTEE REPORT**

- A. Public Arts Committee
- B. Permanent Fund Committee
- C. Employee Committee Report
- D. Public Safety Building Review Committee
- E. Vessel Haul-Out Task Force

**13. PENDING BUSINESS**

- A. **Ordinance 15-08**, An Ordinance of the Homer City Council Amending Subsection (C) of Homer City Code 21.50.020, Site Development Standards – Level One, and Subsection (A) of Homer City Code 21.50.030, Site Development Standards – Level Two, to Require Revegetation of Exposed, Cleared, Filled and Disturbed Soils Within 9 Months. Planning. Introduction April 13, 2015, Referred to Planning Commission April 13, 2015. Recommend Public Hearing and Second Reading July 27, 2015.

**Ordinance 15-08(S)**, An Ordinance of the Homer City Council Amending Subsection (C) of Homer City Code 21.50.020, Site Development Standards – Level One, and Subsection (A) of Homer City Code 21.50.030, Site Development Standards – Level Two, to Require Revegetation of Exposed, Cleared, Filled and Disturbed Soils **by August 31<sup>st</sup> or Within 9 Months, Whichever Comes First**. City Manager/Planning.

Memorandums 15-048 and 15-098 from City Planner as backup.

- B. **Resolution 15-043**, A Resolution of the City Council of Homer, Alaska, Urging the U.S. Navy to Change Training Exercises in the Gulf of Alaska. Zak/Roberts. Recommend adoption. Postponed from June 15, 2015.
- C. **Resolution 15-048**, A Resolution of the City Council of Homer, Alaska, Noting the Sufficiency of the Petition for the Lillian Walli Fairview Avenue Road Reconstruction and Paving and Sewer Improvements Special Assessment District and Setting the Public Hearing Date for September 14, 2015. City Clerk/Public Works Director. Recommend adoption. Postponed from June 15, 2015.

**Resolution 15-048(S)**, A Resolution of the City Council of Homer, Alaska, Providing for the Submission of a Revised Petition to Form the Lillian Walli Fairview Avenue Road Reconstruction and Paving and Sewer Improvements Special Assessment District.

Memorandum 15-086 from Public Works Director as backup.  
Memorandum 15-105 from City Manager as backup.

#### **14. NEW BUSINESS**

#### **15. RESOLUTIONS**

- A. **Resolution 15-049**, A Resolution of the City Council of Homer, Alaska, Awarding a New Twenty-Year Lease, With Two Five-Year Options, on a Portion of Lot 11, Homer Spit Subdivision, No. 5 to SPITwSPOTS (SWS), Inc. of Homer, Alaska, and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Clerk.

Memorandum 15-091 from Lease Committee as backup.

- B. **Resolution 15-050**, A Resolution of the City Council of Homer, Alaska, Providing for the Reassessment of Condominium Units in the Homer Natural Gas Distribution Special Assessment District. City Clerk.

- C. **Resolution 15-051**, A Resolution of the City Council of Homer, Alaska, Approving and Accepting a Regional and Community Jails Services Contract for FY 2016 With the Alaska Department of Corrections in the Amount of \$424,080 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Police Chief. Recommend adoption.

Memorandum 15-092 from Police Chief as backup.

- 16. COMMENTS OF THE AUDIENCE**
- 17. COMMENTS OF THE CITY ATTORNEY**
- 18. COMMENTS OF THE CITY CLERK**
- 19. COMMENTS OF THE CITY MANAGER**
- 20. COMMENTS OF THE MAYOR**
- 21. COMMENTS OF THE CITY COUNCIL**
- 22. ADJOURNMENT**

Next Regular Meeting is Monday, July 27, 2015 at 6:00 p.m. and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.